

**Master in Equity's
NOTICE OF SALE
2013-CP-02-1085**

BY VIRTUE of a decree heretofore granted in the case of: Flagstar Bank, FSB vs. Sandra Rouse, I, the undersigned M. Anderson Griffith, Master in Equity for Aiken County, will sell on Monday, October 7, 2013, at 11:00 a.m., at the County Courthouse, 109 Park Avenue SE, Aiken, South Carolina, to the highest bidder:

All that certain piece, parcel or lot of land with improvements thereon, situate, lying and being in the Talatha Community in Aiken County, South Carolina and being shown and designated as Lot No. 2 and Lot No. 3 as shown upon a plat of Doe Subdivision made by H.A.(Chip) Williams, Jr., PLS, dated April 13, 1998, and recorded September 4, 1998 in Plat Book 38 at Page 82, Records of Aiken County, South Carolina. Reference being made to said plat for a more complete and accurate description as to metes and bounds of said property.

This being the same property conveyed to Clinton Rouse and Sandra Rouse, as joint tenants with right of survivorship, by Evan Doe in a Deed Executed July 21, 1999 and recorded July 22, 1999 in Book 1898 at Page 35 of the Aiken County, South Carolina Land Records. Thereafter, Clinton Rouse died on or about May 17, 2009 leaving Sandra Rouse as the sole owner of the property.

TMS No. 111-07-02-011

Property address: 508 Brayboy Road, Aiken, SC 29803

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of said bid is due and payable immediately upon closing of the bidding, in cash or equivalent, as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to Plaintiff's debt in the case of non-compliance. In the event of a third party bidder and that any third party bidder fails to deliver the required deposit in certified (immediately collectible) funds with the Office of the Master in Equity, said deposit being due and payable immediately upon closing of the bidding on the day of sale, the Master in Equity will re-sell the subject property at the most convenient time thereafter (including the day of sale) upon notification to counsel for Plaintiff. Should the last and highest bidder fail or refuse to comply with the balance due of the bid within 20 days, then the Master in Equity may re-sell the property on the same terms and conditions on some subsequent Sales Day (at the risk of the said highest bidder).

No personal or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately.

Purchaser to pay for documentary stamps on Master in Equity's Deed. The successful bidder will be required to pay interest on the amount of the bid from the date of sale to date of compliance with the bid at the rate of 6.375% per annum.

The Plaintiff may waive any of its rights, including its right to a deficiency judgment, prior to sale.

The sale shall be subject to taxes and assessments, existing easements and restrictions of record.

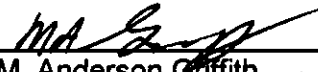
The sale or any resale will not be held unless the Plaintiff or its attorney's bidding agent is present and enters the Plaintiff's bid at the sale or has advised the Master in Equity's office of

its bidding instructions. In the event a sale is held without the Plaintiff or its Attorney's bidding agent entering its bid, the sale shall be null and void.

This sale is subject to all title matters of record and any interested party should consider performing an independent title examination of the subject property as no warranty is given.

Neither the Plaintiff nor its counsel make representations as to the integrity of the title or the fair market value of the property offered for sale. Prior to bidding you may wish to review the current state law or seek the advice of any attorney licensed in South Carolina.

Scott Law Firm, P.A.
Attorney for Plaintiff



M. Anderson Griffith
Master in Equity for Aiken County